

1965

UA3/3/1 Urban Renewal

WKU President's Office

Follow this and additional works at: http://digitalcommons.wku.edu/dlsc_ua_records



Part of the [African American Studies Commons](#), [Higher Education Administration Commons](#), [Inequality and Stratification Commons](#), [Race and Ethnicity Commons](#), [Social History Commons](#), [United States History Commons](#), [Urban, Community and Regional Planning Commons](#), [Urban Studies Commons](#), and the [Urban Studies and Planning Commons](#)

Recommended Citation

WKU President's Office, "UA3/3/1 Urban Renewal" (1965). *WKU Archives Records*. Paper 3781.
http://digitalcommons.wku.edu/dlsc_ua_records/3781

This Other is brought to you for free and open access by TopSCHOLAR®. It has been accepted for inclusion in WKU Archives Records by an authorized administrator of TopSCHOLAR®. For more information, please contact topscholar@wku.edu.

[Nov 6, 1961?]

Best Mayor-Elect

Owensboro Vote Halts All Renewal

Special to The Courier-Journal

Owensboro, Ky., Nov. 6.—Owensboro voted Tuesday to stop an urban-renewal program that has been in the planning stage about two years.

By a vote of 5,560 to 2,569, all urban-renewal planning was ordered to halt. A specific project in a blighted area in the west-downtown section of the city was stopped by a vote of 5,584 to 2,694.

By 5,928 to 2,285, the voters asked that the housing-inspection code be amended to require the inspector to obtain a search warrant if he meets opposition from an owner or renter in viewing a dwelling for health and safety standard.

Best Elected Mayor

Dugan Best was elected to a four-year term as mayor, succeeding Benjamin W. Hawes. Best beat Wayne Foust for the office, 5,200 to 4,844.

Elected as commissioners were Irvin Terrill, Tom Sweat, W. J. Carneal, and George H. Greer. Sweat was elected to a third term.

Best will step up to mayor after two years as a commissioner. Terrill, Carneal, and Greer will be new faces in City Hall.

Planning Advances Announced *Park City, Utah, News*
Wednesday, July 18, 1962

Almost \$2 Million In Federal Funds Set For Renewal Work

Federal funds totaling nearly \$2 million have been earmarked for urban renewal projects in Bowling Green, according to an announcement yesterday by U.S. Rep. William H. Natcher.

Natcher, in telegrams to the Daily News and Mayor R. D. Graham, said the Urban Renewal Administration of the Housing and Home Finance Agency had announced advances of \$50,245 to prepare the Northside General Neighborhood Renewal Plan, and a \$45,000 advance for survey and planning activities for "Jonesville."

In addition to the planning advances, the sum of \$1,229,919 has been reserved in anticipation of the first of a series of projects in the Northside area, and \$630,140 has been reserved for the "Jonesville" project, according to the congressman.

The federal funds will be used to finance a general survey of the two areas involved in urban renewal, a 35.96-acre tract West of Russellville Road known as Jonesville, and a 274.81-acre tract identified as the Northside General Neighborhood Project.

This initial survey and planning phase is expected to require from nine months to a year. After this phase is completed, it is expected that funds will be made available for the Jonesville project.

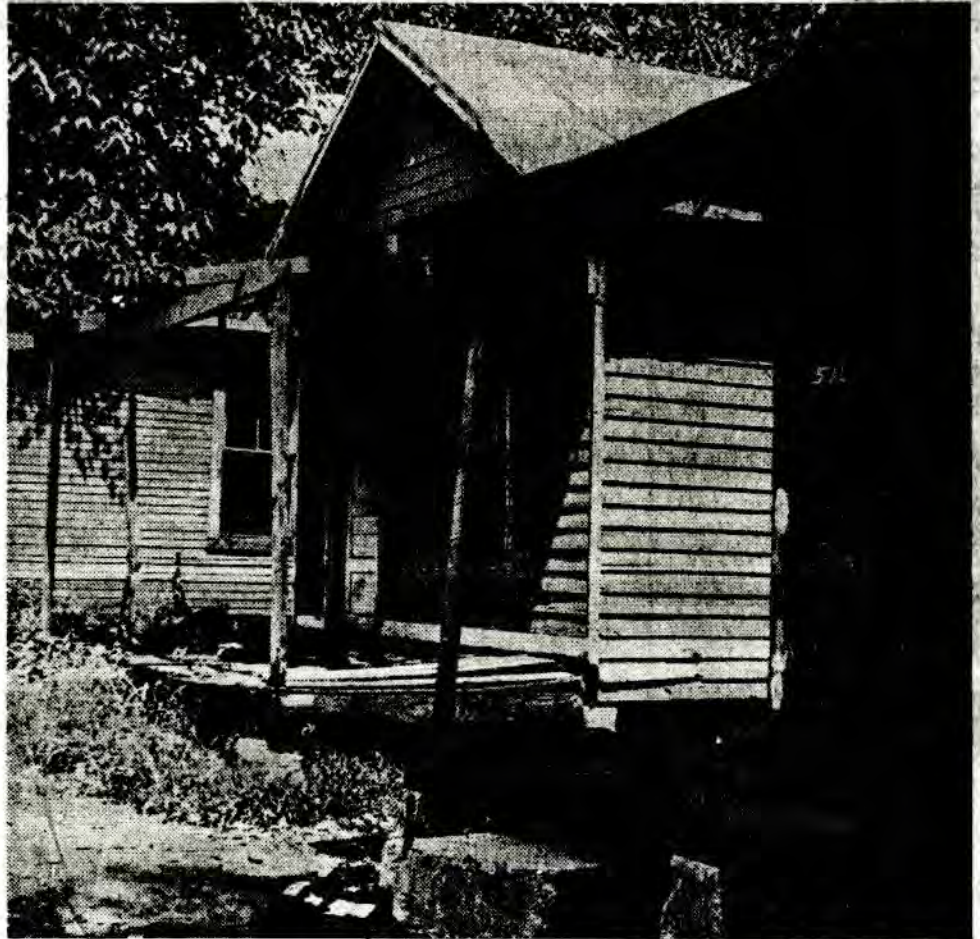
The survey work will be done by the firm of Scruggs and Hammond, planning consultants of Peoria, Ill., and Lexington. The firm was selected from a list of 15 applicants for the contract.

A preliminary survey has indicated approximately \$866,711 will be necessary for the Russellville Road project. In the area are 66 structures, all of which are to be removed, the land cleared, and other improvements installed.

Present plans call for the land to be used by Western State College for future expansion.

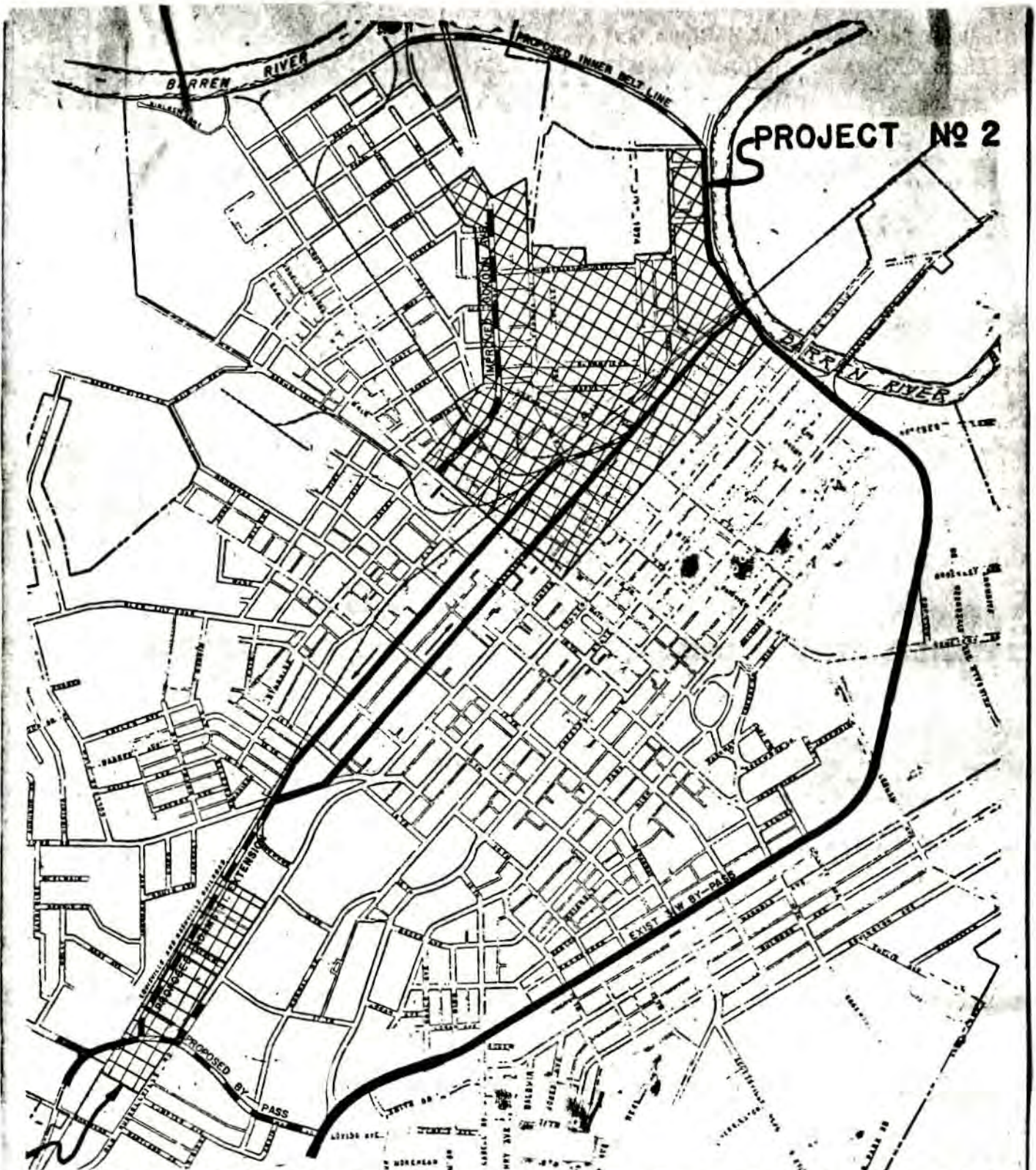
The survey shows approximately 71 per cent of the structures are deficient. Some 60 families will be relocated in other areas of the city by the Urban Renewal Commission. They will be given their choice of several homes in different areas of the city.

The displaced families in many



"RENTAL PROPERTY" such as this in Bowling Green's Northside General Neighborhood Renewal Project will be eliminated when the city's urban renewal plans are carried out. Rep.

(Daily News Photo)
William H. Natcher yesterday announced nearly \$2 million in federal funds has been earmarked for the project in Bowling Green.



BOWLING GREEN'S LOOP DISTRICT is outlined on this City-County Planning and Zoning Commission map. Also shown are the two urban renewal projects being planned for the city. In the lower part of the map is the Jonesville area project involving a 36-acre tract, while the upper portion of the map shows the Northside General Neighborhood Renewal Project with approximately 275 acres. Connecting the two projects and providing a

high capacity traffic route is the "loop" area, composed of U.S. 31-W By-Pass, a new by-pass to be constructed southwest of Western State College connecting with an extension of Adams Street near the intersection of U.S. 231 By-Pass and U.S. 48. Adams and Kentucky streets would become one-way, connecting on the north with First Street.

Funds Set For Renewal Projects

cases may be able to take advantage of certain loans available from the federal government which will enable them to relocate in other newly developed urban renewal areas.

Preliminary planning for the Jonesville project indicates cost to the city will be negligible due to the large amount of "non-cash credit" for improvements in the area.

Under the Federal Housing Act, the federal government provides 75 per cent of the funds for the project — the city or local government provides the remaining one-fourth.

The act takes into consideration any improvements in the area, however, allowing the local government "non-cash credit" for the installations.

Credit is expected for improvements in the area by Western State College, land acquisition, clearance, and other improvements.

One of the improvements ex-

pected to considerably reduce the cost of both projects to the city is the construction of an interior traffic loop area through the central portion of the city and passing through both urban renewal areas.

* * *

The "loop" would utilize U.S. 31-W By-Pass in the east of the city, another By-Pass would be constructed southwest of Western State College to connect U.S. 31-W By-Pass with an extension of Adams Street near the intersection of U.S. 231 By-Pass and U.S. 68.

The Adams Street extension, connecting with the present Adams Street and Kentucky Street, would provide a completion of the "loop" area which would connect on the north with First Street. Adams and Kentucky streets would become one-way streets, providing a high capacity traffic route.

While the Jonesville project is in the process of being cleared, a further study of the Northside General Neighborhood Project will be made. The 275 acres are expected to be divided into approximately five smaller projects which will be surveyed and brought into the overall urban renewal plan over a period of 10 years.

Total cost of these projects is expected to be in the neighborhood of \$7,700,000. Again, non-cash credit will be allowed for improvement in the area, including the \$300,000 Parker-Bennett School, a sewer project to serve

the area, and street improvements.

The area contains 731 buildings, 73.6 per cent of which are sub-standard. There are presently 615 family units in the racially mixed residential area.

It is expected that many of the families displaced in both urban renewal projects eventually will be re-located in new projects in this area of the city.

* * *

Expected to be the first area in the Northside General Neighborhood project to be totally cleared will be Main Street between Center Street and the L&N Railroad. Present plans call for clearance of all buildings with the exception of the federal building.

The area is to be developed into a revitalized commercial area. Evidences of interest have already been shown by several private developers.

Spearheading activities for the urban renewal projects will be the Bowling Green Urban Renewal Commission headed by Norman Lewis. E. T. Buford is vice chairman, and other members are R. D. Willock, Mrs. A. L. Bartelt, and Lester Reeves.



BOWLING GREEN'S delegation to Atlanta on behalf of the Parker-Bennett urban renewal project poses before the City-County Chamber of Commerce exhibit set up in the Atlanta reservation office of Eastern Air Lines. From left are Councilman Harold Price, head of the Planning and Zoning Committee, Mrs. Shirley Lashley McPeek, a former city resident working for Eastern in Atlanta, Council President Ray B. Buckberry, Jack Eversole,

chairman of Planning and Zoning Commission, Duncan L. Hines, president of Board of Aldermen, J. B. Dalton of Eastern, Mayor R. D. Graham, Norman V. Lewis, Urban Renewal Commission chairman, Harold Huffman, executive vice president of City-County Chamber of Commerce; E. T. Buford, Urban Renewal Commission vice chairman and Bard Chestney and Hal Ritchie of Eastern Air Lines.

Parker-Bennett Renewal Plans

Chances Of Early Okay For Project Improved

The city's chances of getting approval of the Parker-Bennett Urban Renewal Project by the Urban Renewal Administration in time to take full advantage of federal grants based on improvements in the area appeared improved following a visit of 10 Bowling Green citizens to Atlanta Friday.

The project application is being pressed with urgency in hopes of gaining some \$720,000 in federal grants through the community's qualification of credit for the Parker-Bennett School improvement. Deadline for the qualification is Nov. 7.

Officials hope to complete in nine months a process which normally requires two years.

Assurance was given the local group by the 11 or more federal officials headed by E. Bruce Wedge, urban renewal regional director, that the city's efforts to beat the deadline would be given consideration. The commitment indicates study of the project application may be advanced in the

routine processing schedule by the Urban Renewal administration.

Some revisions of the drafts studied at the conference Friday were suggested by the Atlanta authorities.

Formal presentation of the Parker-Bennett project plans this week for approval by the Urban Renewal Administration's regional office will initiate the processing program.

The delegation was told processing of the Jonesville Urban Renewal project application is proceeding on routine schedule.

During the visit to Atlanta Friday the delegation headed by Mayor R. D. Graham, inspected industrial promotion efforts being carried out by the Bowling Green-Warren County Chamber of Commerce in connection with Eastern Air Lines.

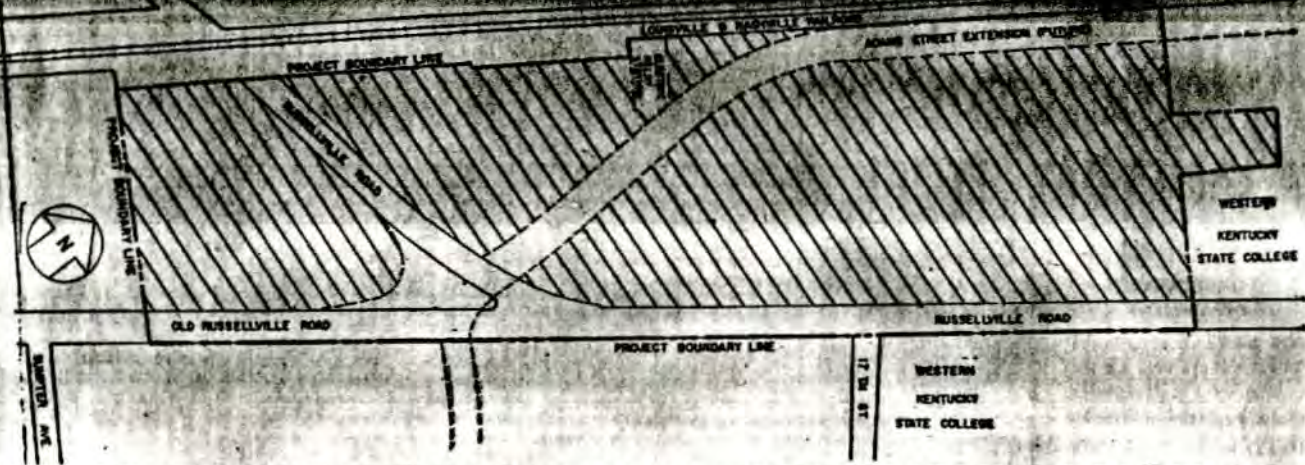
Visitors were hosted by Eastern personnel including Henry McConnell, sales administrator; Hal Ritchie, supervisor; J. B. Dalton and Bard Chestney, reservations section managers, and Mrs. Shirley Lashley McPeek, executive

sales agent, formerly of this city.

An inspection tour of Eastern's downtown Atlanta offices and other facilities and a luncheon at the Atlanta Biltmore Hotel were included in the air lines program for the local delegation.

Composing the delegation in addition to Mayor Graham were Norman Lewis, chairman; E. T. Buford, vice chairman; Charles Chermes, executive director, and Frank Newman, reuse appraiser, representing the Urban Renewal Commission; Ray B. Buckberry, Duncan L. Hines and Harold Price, members of General Council; Jack Eversole, Planning and Zoning Commission chairman, and Harold H. Huffman, Chamber of Commerce executive vice president.

RADIO BATTERIES
ALL MAKES, MODELS
CHES JOHNSON
PHOTO CENTER



JONESVILLE URBAN RENEWAL PROJECT boundary lines are shown on this map. The shaded areas are scheduled to be acquired through the program by Western State College. Dotted lines show proposed extension of Adams Street

to connect U. S. 231 and U. S. 68 (Russellville Road) with U. S. 31-W north. Recent land acquisitions by Western State College in the area and improvements on its adjacent campus contributed to selection of the site for urban renewal.

Right-Of-Way For Adams Street Reserved

Park City Daily News August 25, 1963

Western College To Utilize Most Of Land In Jonesville Urban Renewal Area

(Editor's Note: This is the fourth in a series of articles providing details of the urban renewal program for Bowling Green. Today's article deals with the Jonesville Urban Renewal Project, approval of which is expected in the near future from Housing and Home Finance Agency officials in Atlanta. Information for the series is provided by members and staff of the Bowling Green Urban Renewal Commission.)

The Jonesville Urban Renewal Project adjacent to Western State College contains a 34.7 acres between Russellville Road and the Louisville and Nashville Railroad.

All structures in the area will be cleared except an Electric Plant Board substation.

Three major factors determined the selection of the Russellville Road site for urban renewal. The advantage to the city of non-cash credits provided by land purchases and improvements adjacent to the site by Western State College was a prime factor.

The site also contained some blighted areas and it is involved in an overall city traffic plan calling for extension of Adams Street along its north boundary parallel to the railroad to complete a proposed freeway from U. S. 231 and U. S. 68 to U. S. 31-W north.

The planned reuse of the area calls for the entire section to be purchased by Western for future college expansion. No other uses are planned for the area. The proposed Adams Street extension

will be surveyed and sufficient right of way reserved for future highway construction.

Cost of the project is placed at \$1,094,574.

The plan as submitted would require no cash outlay by the city. Land purchases by the college and site improvements will provide possible credits of \$282,000

which would more than meet the city's one-fourth cost of the project.

The city's participation would be solely from the planned sewer construction, storm drainage and water system expansion. The future Adams Street extension is not included in the cost credits. However, if the street is constructed during the life of the Jonesville urban renewal project, the money expended by the State Department of Highways would provide a credit to be carried over for application to the \$123,000 cost of the Parker Bennett School Project, reducing that cost by whatever expenditure can be allocated as a non-cash credit.

Credits on a proportionate cost basis listed for the Jonesville area include street lights, \$6,000; proposed sewer construction, \$34,000; storm drainage, \$2,100; highway drainage, \$5,000; electric substation, \$3,500; Western's land purchased and demolition of buildings \$171,000 and Western heating plant improvements \$71,000.

The Jonesville project and the Parker - Bennett School project combined will involve expenditures totaling \$4,581,641 and a direct cost to the city of \$123,000, the city's portion of the Parker-Bennett project alone.

All families and businesses in the Jonesville project area will be moved at the expense of the Urban Renewal Commission. All families who desire and qualify will be given priority to move into municipal housing, plans for which are in progress with the Ragland Lane site plan scheduled for final approval in the next two weeks.

All owners and tenants in urban renewal project areas will qualify for special government guaranteed loans at low interest rates up to 40 years to repay with only a \$200 closing cost. These

loans are made up to a maximum of \$18,500.

According to original time estimates, the Jonesville project is running slightly behind schedule. Plans called for land acquisition to get underway Aug. 1 of this year and to be completed by Feb. 1, 1965; for relocation of families and businesses to start Oct. 1, 1963 and to be completed by April 1, 1965; site clearance to start Dec. 1, 1963 and to be completed June 1, 1965; site improvement to start Sept. 1, 1964 and to be completed Jan. 1, 1965, and resale to property to be accomplished between No. 1, 1965, and Jan. 31, 1966.

As soon as approval is received from the Housing and Home Finance Agency, the Jonesville Urban Renewal Project plans will be submitted to General Council for final okay to put the project in operation.



PARKER-BENNETT SCHOOL URBAN RENEWAL PROJECT model illustrates street layout and overall design for the area bounded by dotted line. Heavy line traversing project in the foreground represents border of trees to screen residential sections from industrial and commercial areas. Identified in the model prepared by Scruggs and Hammond, Lexington, engineering consultants for the Urban Renewal

(Daily News Photo)
Commission are 1, Gordon Avenue; 2, 6th Street; 3, Clay Street; 4, Riverview Drive; 5, Northern Heights Subdivision; 6, Municipal Housing Project; 7, Duffey-McGriff Sausage Co., Inc.; 8, Parker-Bennett School; 9, Bowling Green Livestock Market, Inc., 10, True Temper Corp. The model will be displayed again this week at the Citizens National Bank.

Oct 2, 1963

PCDN

Letters To The Editor

The correct signatures of communications appearing in this column must be printed in all instances. Letters must be brief, not exceeding 300 words, and must avoid defamatory or abusive statements. The Daily News reserves the right to condense any communication considered too lengthy and to limit the number of letters on any one subject. Publication does not imply approval of The Park City Daily News.

Editor, Daily News:

I think it is most ridiculous that a local store is already displaying decorated Christmas trees!

What has happened to Halloween as a special day to children, and Thanksgiving as a special day for all Americans?

It's a shame that stores can't wait until right after Thanksgiving for such displays. I'm sure the public would spend just as much money, if that's what is bothering them.

Mrs. James Tarkington—
1800 E. 19th St.

Editor, Daily News:

Last week a meeting of the Urban Renewal Committee was held at the McNeill School. In

this meeting several men spoke in the interest of urban renewal and tried to paint a picture of the program's help for Bowling Green, even though they know that it is one of the worst programs ever suggested for our city.

They were for the program because they are all getting or expecting to get some personal benefit or other out of it. Several of those speaking in favor of the program are on the payroll, some drawing \$7,000 a year and others \$9,000 a year. I, too, would support a program that was paying me that kind of money.

There were others who are not drawing a salary, but who spoke for the program because they are expecting other benefits. One of these told me some time ago what he had been promised to help get the program over.

This program, if it is carried out as the committee outlined it, will put Bowling Green in one of the worst conditions it has ever been in, for we are going to fight

Continued on page 23, column 3

Letters To The Editor

Continued from page 20

for our homes, and we will get help in some ways that may not be healthy for the city.

Here is the program as they outlined it:

1. They made known their intentions to buy our homes, whether we wanted to sell or not, and stated publicly that they have no intentions of paying us enough to buy or build without incurring indebtedness. They said we could borrow the money to rebuild, or rent from them.

This doesn't even make horse sense! I own my home right now, without debt, and they are going to buy it against my will, forcing me to go into debt to buy another.

2. They refused to offer any solution to the fact that 14 widows of the community would be put out of homes and cannot qualify for a loan when they are moved out. Nor can my church qualify for a loan to rebuild.

3. They admitted they have nowhere for us to go. They have no houses, no land, nor any prospects of finding any. They simply said that an office would be set up to help look for some.

I have helped people look for homes in Bowling Green for years and have not found them. The only way is for land to be acquired and the homes built, and they have no plans for this — only a project, and who wants to exchange his home for a project?

We cannot and will not accept such a plan.

This program cannot be carried out without the approval of the City Council, and we are asking you, the citizens of Bowling Green to rise up and tell the council we do not want this program. If you fail us and the council votes this program in, we will have two alternatives, and we will use either one or both.

The first thing we can do is to call in the NAACP, the CORE,

and the Southern Christian Leaders movement for aid. These organizations have long wanted to come to Bowling Green. There are several things they, as well as we, know need to be done here, but, for the sake of peace, we have kept them out. However, if you, the citizens, fail to help us, there will be no one we can look to for help but these.

The second thing we can do is go into Federal Court and sue those responsible for taking away from us our human rights. I have talked by long distance to an attorney, and he is ready at our call to proceed into Federal Court.

We do not want to do this. We love the peace and quiet and the working together of all as well as anyone. But we cannot stand by and see our homes taken from us with no satisfactory plans or prices established.

If the city speaks up to the council, we will keep quiet. If the city holds its peace, we must speak up!

Rev. J. H. Taylor
120 Washington St.

Editor, Daily News:

I read in the Tuesday's News a report from the Urban Renewal Commission that the Jonesville project is ready for step No. 4 and that the prerequisites for this step, the vote of the City Council, is to go on with the project.

There are some things that I would like our city fathers to know and think on before they

vote on the important subject. It may not change their vote, but it will let them know what the results of their voting for the project might bring to our city.

First thing it will mean is that some of the people that will be displaced in Jonesville may be the next door neighbor to our mayor, or to some of the members of the council, or some other officials or persons in the city. This will come about because Urban Renewal has not made a place for us and we must go somewhere. It is true they have spoken of the Northside project as a replacement place for the Jonesville people, but there are several reasons many of us are not moving into the Northside project. The first reason is we have chosen to live on this side of town because we wanted to. If we had chosen to live on the north side, we would have already moved over there.

The second reason we are not going to the Northside project is that we will not help some one make a negro ghetto out of the northside. That is the idea behind this whole move. Put all the Negroes in one section, and get them out of the way. Urban Renewal has been noted throughout the country for making Negro ghettos.

The third reason we will not go over there is there is no room to house the people of this section with the people of that section. The north side is already crowded. How then can 60 or 70 more families be crowded into that section. It will tend only to make a slum section instead of doing away with one, for the way slums are made is by crowding houses too close together.

You will vote for this, but you may be voting for the writer or some others to be your neighbor.

You may say the Negro can't buy in my neighborhood, but his is not true. There is not a neighborhood in this city that some homes have not been financed by government loans, and that alone will make your community easy for any one to move in.

We are not against Urban Renewal, but we are against it when it is being done against the Negro instead of in his favor. If Urban Renewal wants to do the right thing and wants this section, why not acquire some land below Jonesville and just move us out a little farther? University Drive, and two other drives below Jonesville on the Russellville Road has enough land for all our people.

We do not want to move into any other neighborhood. We are satisfied right here where we are. But if you insist on moving us, we may not be so easy to settle, and those who plan this program, and those who vote it into being, will be responsible.

Rev. Jesse H. Taylor
120 Washington St.

\$425,000 School Bond Issue Sold

Dec. 3, 1963

Urban Renewal Relocation Plan For Jonesville Given Approval

General Council last night gave final approval to the Jonesville Urban Renewal Relocation Plan, the Jonesville Urban Renewal Project agreement between the city and the local Urban Renewal Commission and accepted bids on two revenue bond issues — one for \$425,000 for school construction and the other for \$30,000 for building expansion at the Wren Products Corp.

The 20-year school bond issue was purchased by First U. S. Corp., Memphis, with interest rates averaging 3.6103 per cent.

Other bids were Cherokee Securities Co., Nashville, 3.6482 per cent; Walter, Woody and Heimerdinger, Cincinnati, 3.789 per cent; W. L. Lyons and

Co., Louisville, 3.7149 per cent, and Almstedt Bros., Louisville, 3.8033 per cent.

Cherokee Securities Co., and W. L. Lyons and Co., purchased the 25-year \$30,000 industrial issue for \$29,550 with an interest rate of 5.25 per cent.

The council authorized Mayor R. D. Graham to act for the City School Board in signing an agreement with the Rogers Lumber Co., Auburn for construction of an elementary school on a site between the Morgantwon Road and Dennis Avenue on a bid of \$317,000 pending a court decision sought by the lumber company to determine status of a \$32,569 error in its bid.

An answer to the Rogers Company contention that the

bid calculation error is a valid one and the company should be allowed the construction contract for \$349,569, which would still be the low bid, will be filed this week, Marshall Funk, attorney for the board, said today.

Kelly Thompson, president of Western State College, told the council the college "directly needs" the Jonesville area for college expansion purposes and is ready to acquire the property if the land is made available.

A board of regents projection study for the college for the next 40 years indicates the institution's need for the acquisition, he stated.

An Urban Renewal Administration regulation provides pri-

ority bids by educational institutions for adjacent lands where there is a proven need.

Non-cash credits for improvements in the area and the college's purchase of the land will take care of the city's \$92,084 one-fourth acre project. The college and W. Fain Weems, field representative from the Urban Renewal Administration's Atlanta office, were present for the council session.

A lease-purchase contract with Mr. and Mrs. C. R. Jenkins for 50 acres on the Cemetery Road for future expansion of Fairview Cemetery at a cost of

Jonesville

Continued from page 1

\$10,000 a year for a 10-year period less rental returns of \$1,500 a year, was given final vote by the Board of Aldermen.

An ordinance advancing Hoyt Miller to the rank of captain in the Fire Department to fill a vacancy created by promotion of Aaron Moulder to assistant chief, was given approval by both council bodies.

Advanced to within one reading of final passage was an ordinance rezoning property at 1364, 1366 and 1370 Center St., from residential to neighborhood business.

Given first reading by the Board of Councilmen was an ordinance rezoning an area on Woodford Street from Stubbins Street to the northwestern boundaries of 517 and 526 Woodford St., from residential to neighborhood business.

J. D. Turnipseed, municipal housing director, told the council the Municipal Housing Commission plans the sale of \$182,000 short term notes to take care of the housing project's financing until April 30, expenditures for which to date total \$146,965. The temporary note sales relieved paying interest on money not yet needed for the \$2,855,155 project, the director explained.

Mayor Graham was presented a certificate signed by Mrs. Marie C. McGuire, commissioner of the Federal Public Housing Administration, expressing appreciation for his services in the city's public housing program. The presentation was made by Turnipseed on behalf of Otto Mattei, local Housing Commission chairman.

An ordinance providing regulations for placing plantings and benches along city traffic thoroughfares failed to gain council support and died for lack of a motion for its passage. The measure was sponsored by the Planning and Zoning Commission.

Jan 15, 1964

Counseling Firm

Skaggs and Hays, a Louisville bond counseling firm, was engaged by the Urban Renewal Commission at its meeting at City Hall yesterday to assist the commission in its financing program during the execution of the Jonesville and Parker Bennett School Urban Renewal Projects.

Employment of the specialists follows government procedure in programs the size of the local projects.

Don Watts, site representative of the Atlanta office of the Urban Renewal Administration, discussed technical aspects of

nal

PAGE 19, SECTION 1

\$200,000 For Land

Western To Expand In 33-Acre Tract

By TOM DUNCAN

Courier-Journal South Kentucky Bureau

Bowling Green, Ky.—Western Kentucky State College will buy the 33-acre Jonesville urban-renewal area for \$200,000.

And Western President Kelly Thompson said yesterday that the school will concentrate all its athletic facilities in that area—west of Russellville Road and south of Western's new Academic-Athletic Building.

Dr. Thompson told a special hearing of the Planning and Zoning Commission that Western will build a football stadium in the area. It will share a common parking lot with the A-A. building.

The Playing Fields

He said tennis courts, baseball fields, physical-education areas, and the like will be placed there.

Also, he said, student housing, a high school to be used in teacher-training, and a rural-community meeting house may be built on the tract.

Dr. Thompson said all plans are subject to availability of funds and other factors.

He indicated no doubt in Western's potential for growth.

"Our enrollment at Western will be in direct ratio to the number which we can accommodate," he said. "I don't know how fast we will be able to build buildings."

10,000 By 1970

Dean Dero Downing said Western's enrollment last fall was 5,917. He said it expects it to rise above 10,000 by 1970.

Dr. J. T. Gilbert a member of the Board of Regents, said there is a possibility Western may become a university—"and that definitely would take a lot of room."

They spoke at a hearing to determine whether Western's plans for development fit into the City's master plan.

The commission will make a recommendation later to the City Council, which will relay its view to urban-renewal officials in Atlanta.

College Has Priority

Law gives the college priority on purchasing the renewal area just across the Russellville Road from the southern section of Western's campus.

M. M. Blewett, who has business interests in the renewal area, said Western "Has been

54 years in reaching an enrollment of 6,000...I think they're just a little bit premature in reaching out and grabbing Jonesville."

Blewett said renewal should work both ways—that Western has trailers "and some thrown-away buildings from World War II" on its side of Russellville Road.

No 'Doggone' Better

"Their side of the road doesn't look a doggone bit better than the other side of the road," he said.

Dr. Thompson said Western plans to clear that section—along with the present vocational-training school—to make way for a major classroom building eventually.

But he said he could not pinpoint plans or locations because of a number of factors. For instance, he would not say whether the student housing planned in the Jonesville area would be dormitory-type or not.

He did say that Western wants the present Russellville Road to be made a dead-end street inside the campus when through traffic can be rerouted.

If Land Is Acquired

Western Lists Plans For Jonesville Area

Plans for the Jonesville Urban Renewal Project area would include athletic facilities, a classroom building, student housing and an agricultural community center, if Western State College acquires the land.

Details of the college's development program were outlined by Kelly Thompson, Western's president, at a hearing conducted by a committee of the Planning and Zoning Commission yesterday morning at the Courthouse.

A football field is included in plans for the athletic facilities and the student housing may incorporate fraternity residence halls, Thompson said.

Plans for the rest of the campus would be complexes of classroom, housing and eating facilities.

Thompson said Western has only one-fifth the average land area held by colleges of its size across the nation, in pointing out the school's need for the Jonesville properties.

Dero Downing, dean of business affairs for the college, said enrollment had increased 33 1-3 per cent since 1961 compared with a national average increase of 10 per cent.

School enrollment for 1955 was 1,684 and this year reached 5,917.

Based on the school's plans to move along on all fronts, provide facilities, an enrollment of 10,000 is estimated for 1970, Downing said.

Approximately 2,800 students now are housed on the campus.

Downing cited acreage requirements for a laboratory school and other considered additions.

Restriction of freshmen and sophomores having cars here has aided no one.

Director of building and grounds, stated. He said the school has recently added 750 parking spaces.

Continued from page 1

reporting of U. S. 68 and U. S. 251 traffic away from the present segment of Russellville Road which passes through the campus.

Proposal of a Wilbur Smith and Associates traffic study plan would extend Adams Street to connect with U. S. 68 near the L&N underpass and would dead end Russellville Road near its junction with 17th Street.

The need for additional space should Western become a university was cited by Dr. J. T. Gilbert, board of regents member.

M.M. Blewett, a Russellville Road resident and business owner, voiced objection to the college's use of the Jonesville area, stating it had taken more than 50 years for the school to get 6,000 students and there is no way of knowing it will grow any larger. He said if the school used the land it now has it could take care of its need.

Thompson said Congress has recognized there are not sufficient schools for people who want to be educated and for the first time has passed measures providing government funds for school buildings. He said the expansion of school facilities would mean educational opportunities for all persons.

In answer to the Rev. J. H. Taylor's inquiry as to when the Urban Renewal Commission would move further on the project, Charles Chermes, executive director, said approval of the college's development plan by General Council would be the final step before the project is submitted for the federal government's final approval.

Planning and Zoning Commission is expected to pass on the development plan proposals following the committee's report at its Feb. 25 meeting.

March 3, 1964

One Committee That Should Receive No Encouragement

Citizens of Bowling Green should think twice before they give encouragement to the effort just getting under way here to block the city's urban renewal program.

In the immediate future, this effort apparently will be directed toward securing signatures on petitions circulated by an organization calling itself the Committee for the Protection of Property Rights.

Certainly this group has every right to carry on a protest against urban renewal, although it is difficult to see just what its leaders offer as an alternative aside from maintenance of the status quo.

Bowling Green's urban renewal proposal is divided into two parts.

One project envisions clearing of the Jonesville area, with the plan calling for Western State College eventually to expand into the area thus cleared.

It is quite apparent that Western is going to need this land in the years to come, and in fact the college already has purchased several pieces of property in the neighborhood, some of which already

serve as a site for the college's new Academic-Athletic Building.

This project seems to us eminently sensible, and it is difficult to conceive of any real grounds for objections other than those that would naturally accrue to persons forced to give up their homes or property in the process. But even this cannot occur without just compensation.

The desirability of the Parker-Bennett project likewise should be obvious to all who do not close their eyes to the need for rejuvenation and the benefits it would bring.

The Committee for the Protection of Property Rights suggests that improvement of blighted neighborhoods is the responsibility of property owners and communities involved.

We would agree with this premise, with the reservation that where this responsibility has been abdicated, other means are justified to accomplish the end.

We don't believe that anyone could successfully argue that this responsibility has been fulfilled in some sections of Bowling Green.

W. J. Nichols, 1964

Petition To Protest Renewal

A petition protesting Bowling Green's two Urban Renewal projects is being prepared for circulation throughout the city.

* * *

The Committee for Protection of Property Rights, which met for its fourth time yesterday, designated attorney Aaron Overfelt to prepare the petition.

The Rev. J. H. Taylor, chairman, and Paul Brooks, co-chairman, were the speakers at yesterday's meeting. They said:

Improvement of blighted areas is the responsibility of the landlords and the communities involved.

A school (Western State College) has no more right to seize property than any other organization.

And it is not too late to stop the UR projects here.

Members of the committee planned to step up their campaign and said they would be in the streets of Bowling Green.

Continued from page 1

Western State College held its March 10 meeting.

The committee noted that Owensboro stopped Urban Renewal projects when citizens enlisted the aid of the Chamber of Commerce and Jaycees. Leaders of the opposition to UR in Owensboro attended one of the committee's earlier meetings here.

The committee also is circulating pamphlets urging voters to ask their councilmen to vote against the Urban Renewal projects.

"We believe property owners should do their own house cleaning without subject to dictatorship of socialistic federal Urban Renewal," a committee spokesman said.

Two Votes Advance Renewal Planning

By TOM DUNCAN

Courier-Journal South Kentucky Bureau

Bowling Green, Ky. — Plans for a 34.7-acre Jonesville urban-renewal project here took two steps forward last night despite strong protests before an overflow crowd of 300 at a City Council meeting.

Neither of the two votes was final. One moved forward an ordinance clarifying technical language on the project. The other was first approval of plans for Western Kentucky State College to buy the area for \$191,750 to \$200,000.

Needed For Expansion

Dr. Kelly Thompson, president of Western, said the college's future depends on gaining this area for expansion.

Opposition to the project was expressed by Aaron Overfelt, attorney for the Committee for the Protection of Property Rights; the Rev. J. H. Taylor, M. M. Blewett, and Mrs. Charles Garvin.

Overfelt said that the urban-renewal agency "wants to take these colored people out of Jonesville . . . and square off Western's corner."

Need Challenged

"I'm not saying Western shouldn't grow, but I say before you take a man's home from him a need should exist."

Mr. Taylor said there is no health or disease problem in

Jonesville and the crime rate is low.

Charles Cherches, executive director of urban renewal, agreed the area's crime rate is low, but he said federal figures show 78 percent of the houses in the area are deteriorating or totally delapidated.

[Feb 14, 1964]

Hearing Set On Western's Development Plans

A hearing on Western State College's development plan will be held by the Planning and Zoning Commission in the county courtroom of the Warren County Courthouse at 11 a. m. Saturday, Feb. 15.

The public hearing has been called in interest of the Urban Renewal Commission, whose executive director, Charles Cherches said it will concern the entire Western campus as presently situated and the Jonesville Urban Renewal development area which the colleges hopes to acquire.

The hearing will be to determine if the development plans for the campus and the urban renewal project area conform to the master development plan of the city.

Final approval of the Jonesville project plans, now under review by federal officials, is expected within the next two months.

Jonesville Project Established

Council Takes Final Action

General Council last night took final action to establish Jonesville as an urban renewal area.

The vote climaxed a two-hour discussion before a crowd of 250 interested property owners and citizens in the circuit court room of the courthouse.

Last night's ordinance, given first reading by the Board of Councilmen Feb. 17, clarified technicalities under a grouping of statutes as required by the Urban Renewal Administration. Previous approval of the stipulations had been given by the council in measures passed March 19, 1962, and Dec. 2, 1963, Charles Cherches, executive director for the Urban Renewal Commission, pointed out.

The urban renewal program for the Russellville Road area was termed a project "to square off Western's corners," by Aaron Overfelt, attorney for the Committee for Protection of Property Rights.

The college under congressional priority provision has the right to acquire the Jonesville project area lands for educational use.

Overfelt challenged the program on the ground that houses and businesses embraced in the area are not substandard and that no delinquency problem exists, and questioned Western's need for the land.

The Rev. J. H. Taylor, pastor of Mt. Zion Baptist Church, and an urban renewal opposition leader, suggested property owners avoid urban renewal, procedures to eliminate the "middle man" and deal with the state for sale of the land to Western.

He cited working conditions for the Negro as "very low in Bowling Green," claiming "10 are employed in the city's seven factories." Welfare is lighter in Jonesville than anywhere else and the community has no health nor crime rate, Taylor told the audience.

M. M. Blewett, Jonesville residential and business property owner, urged greater employment of Negroes by factories and a small real estate tax "to send these people to school to teach them to do these jobs." This he said would enable them to do their own work.

Continued from page 1

principles of the program. She said "federal urban renewal laws violate the constitution," and advocated substitution of the United States Chamber of Commerce program.

Leonard Delouteus, chairman of the Bowling Green-Warren County Chamber of Commerce industrial committee, defending the urban renewal said, "The future of the program is to help you through training which will be available in educational programs now on the planning board." One of these he said is a trade school four times the size of the present Western Area Vocational School included in Western's plans for the Jonesville area.

"Do you want these things that will help you in the long run?" Delouteus asked in posing the question of the future for graduates of High Street School.

"There will be 1,000 new jobs here in the next 15 months and they will generate other jobs," the industrial chairman said, summing up the part Bowling Green's educational future played in the determination of Cutler-Hammer, Inc., last week to locate a plant here.

Urban Renewal Commission chairman Norman Lewis said the commission is a group of citizens dedicated to see that the program is run properly. "The urban renewal programs that have failed are the bad ones," he said. "Every one will be treated fairly and the courts are open as the final arbitrators in any situation," Lewis emphasized. Full responsibility for urban renewal in Bowling Green is in the hands of General Council, not Washington, Lewis said.

Kelly Thompson, Western president, said the college's position had been made clear at an open hearing on Feb. 15 and with the signing of all preliminary papers.

The school plans to spend \$191,750 to \$200,000 on the Jonesville property acquisition he said, citing the advantage to the community of federal expenditures in the program.

He said the college needs the

3-17-64
ansion, citing the of its student population has trebled in the

know what the future rate of growth will be, but I can say it will be in proportion to the number of beds, the number of classrooms, library services and the number of faculty we can accommodate."

Western now has 141 acres, 7.7 acres of which are in the Ogden campus under lease to the college.

The college has 35 acres of undeveloped land south of 17th Street, and seven acres undeveloped north of the thoroughfare.

"The officials that brought this new industry to Bowling Green were greatly swayed by what they saw in the future of Western," Thompson said.

Cherches said the 1960 census records 78 per cent of the Jonesville housing as deteriorating or dilapidated. Warren County health officer Dr. L. O. Toomey, was quoted as citing lack of plumbing in the area as contributing to a health menace.

Opposition votes to the ordinance were cast by Councilmen Tom Carter and R. C. Shive and Alderman Henry J. Potter Sr.

A companion ordinance approving Western's development plan including the Jonesville area was moved to within one reading of final passage by action of both councilmanic bodies.

In other voting, final approval of Moss Johnson to the Water, Sewer and Sanitation Commission for a four-year term; William Riley, as a member of the Electric Plant Board for a four year term; James Martin Pendleton as a permanent member of the fire department; reappointment of Mrs. William Allender as a member of the Urban Renewal Commission and an ordinance authorizing return of the council to the City Hall for its meetings in April.

The Water, Sewer and Sanitation Commission was complimented by Mayor James H. Topmiller for its action in securing services of an independent consulting engineering firm for a survey of the water and sewer department.

The council accepted the offer of the Bowling Green Ministerial Association to have one of its members serve as chaplain at council sessions.

March 18, 1964

Sound Decision

General Council displayed sound judgment in declining to be swayed by opposition to the Jonesville Urban Renewal project.

Although well intentioned, the opposition to urban renewal would halt programs designed to make Bowling Green a more attractive, better planned and more progressive city.

The Jonesville project is important to the future development of Western State College, the area being one in which it would be natural for Western to expand. But it also is an area in need of renewal and hence a logical choice for a program such as contemplated.

Recognizing that the Jonesville proposal is the result of good common-sense planning and certain to benefit the entire community, the council quite properly discounted arguments presented in opposition and gave due weight to assurances of community and college leaders.

The result was final approval of the project and a victory for that part of Bowling Green's citizenry that believes the community's progress and the public welfare will be served by properly planned projects designed to renew certain older portions of the city.

We commend General Council on a forward-looking move.

March 30, 1964

Disquieting Assault On Urban Renewal

THE SUDDEN ONSLAUGHT on the urban renewal program may strike the casual observer as a spontaneous expression of grass-roots disenchantment. But the fact that the federal program expires this year and Congress must be persuaded to continue it causes us to be skeptical. The timing and the nature of the attacks are disquieting.

Was it mere coincidence that the U. S. Chamber of Commerce chose to launch a full-scale attack on the program at this time? Or that an article by a Texas Congressman charging that urban renewal is shot through with corruption appeared in *Reader's Digest* this month?

The Chamber of Commerce campaign, it develops, stems from a high-level decision to try to discredit urban renewal and is almost totally lacking in support at the local chamber level. The United States Conference of Mayors reports that it has been able to find only five cities with populations exceeding 30,000 whose chambers of commerce are against federally assisted urban renewal. And these five—Rockford and Champaign, Ill., Arcadia, Calif., Sioux Falls, S. D., and Lake-

land, Fla.—are hardly representative of urban areas that stand to gain the most from the program. On the other hand, the Conference of Mayors reports that it has received 156 endorsements of urban renewal from local chambers in other cities. One wonders—for whom does the U. S. Chamber speak on this issue?

This newspaper has never contended that the urban renewal program is perfect. We have complained, from time to time, of the red tape involved, of some instances of poor planning and of other defects, including a lack of imagination.

But it would be folly to do what some of its critics suggest, in effect, and that is to throw out the baby with the bath water. Urban renewal is badly needed throughout the country and no one has come up with any sensible alternative to the federal program. It is absurd to imply that the job that needs to be done can be done without federal help.

No responsible Congressmen would even consider abandoning the program but instead would devote their efforts to making it more effective than it is now.

LOUISVILLE newspaper

Letters To The Editor

The correct signatures of communications appearing in this column must be printed in all instances. Letters must be brief, not exceeding 300 words, and must avoid defamatory or abusive statements. The Daily News reserves the right to condense any communication considered too lengthy and to limit the number of letters on any one subject. Publication does not imply approval of The Park City Daily News.

Editor, Daily News:

As we enter a new year, there are many who will enter new paths. There will be many new opportunities for many people. But for the Negro citizens of the Jonesville community, it will be the same sad story that it has been for the past two years: The city of Bowling Green, with its Urban Renewal project and several Negroes who do not live in our community, and certainly have no heart for the people, joining together to take from us our homes bought and paid for with our blood, sweat and tears.

One or two families sold because they wished to; but there were others forced out of their homes.

There are a number of us who remain ready to stand fast until this program is carried out just as the federal government requires. We shall not be moved.

We are not afraid of any law suits, in fact we welcome such suits. We will not be scared to sell by fear of mortgage foreclosures because no mortgages are held on many homes. We will not be moved. We will not be moved.

Letters

Continued from page 4

an fact, we

program.

should be.

Many of those who have had to sell have come out on the losing side. When the mortgage was paid, they did not have enough to buy a lot, much less a new home.

I have on my desk an offer from Urban Renewal to buy our church. The price offered would not buy the ground, to say the least. I also have on my desk an offer to buy my home; and this like the church offer is not much more than a lot would cost.

We have settled down for another year's struggle. And we are determined not to be moved. We will be right here at this time next year unless a big change is made in the program.

Rev. J. H. Taylor
120 Washington St.

Letters To The Editor

The correct signatures of communications appearing in this column must be printed in all instances. Letters must be brief, not exceeding 300 words and must avoid defamatory or abusive statements. The Daily News reserves the right to condense any communication considered too lengthy and to limit the number of letters on any one subject. Publication does not imply approval of The Park City Daily News.

Editor, Daily News:

I am a student at St. Maur's Seminary at South Union, and have a number of friends in the Bowling Green community. It is because of my closeness to the community and because of the fact that I profess to be a Christian that I am writing this letter to you.

It have heard it said that there is no Negro or civil rights problem in Bowling Green and I have had numerous facts quoted to me in defense of this stand.

Perhaps some people do not see the problems for it is a proven fact that seeing is extremely difficult if one closes his eyes to the facts. I have been only squinting the past few weeks and have discovered a number of areas that involve serious problems. Some may not wish to call them civil rights problems, but a skunk under any other name smells just as bad.

We might consider the injustices that are being perpetrated against the High Street School under the guise of integration; we might look at the low prices being offered to

friends in the Jonesville area, providing these people with great problems of housing and subsistence, so that a great football stadium might be erected in the community. (No doubt this would be a beautiful landmark for the community, but do you beautify a city by stepping on the already downtrodden citizens?) Or one might investigate the city organizations and find out how many positions are held by our brothers of the minority who are equal citizens with all in this community. Or again, we might look at the employment situation where the letter but not always the spirit of integration is being maintained.

These are only a few of the many things I could mention. If you can see no problems I ask you to open your eyes or at least take off those glasses that only let you see one color and look again.

A great revolution and a long overdue revolution is going on in our country today and we cannot sit back and expect it to pass us by. Bowling Green must play its part in this great resurrection of truth and justice, and now is the time to begin. With positive action on the part of the people and the leaders we can eliminate the need for more drastic measures in the pursuit of righteousness.

Letters

Continued from page 4

We must no longer see black and white, but we must see men created in the image and likeness of their Maker; we must see our brothers and fellow citizens in all men; we must see fellow Christians who are worshipping the same God — our God who is color blind!

C. L. White
St. Maur's Seminary
South Union, Ky.

4/10/53

Okay Part Of Jonesville Project

Approval of Part 1 of the Jonesville Urban Renewal Project was received this morning from E. Bruce Wedge, regional director of the Urban Renewal Administration, Atlanta.

Announcement of the approval was made by Charles Cherches, local urban Renewal executive director.

A grant totaling \$614,753 has been reserved by the Urban Renewal Commission in Washington for the project, Wedge stated.

Approval of the first portion of the two-part application authorizes the commission to proceed with steps of the second part which include a public hearing, approval of General Council for participation in the project and preliminary negotiations for the acquisition and resale of property in the area.

The project application as originally submitted will require no financing by the city since credits for improvements in the area will offset the city's portion of the cost.

Date for the public hearing will be set as soon as possible, Cherches said.

The commission has 30 months from the approval date of Part 1 of the application to complete the project.

Plans call for the land to be used for college expansion purposes and officials of Western State College have indicated an interest in its purchase.

An extension of Adams Street to connect with U.S. 231 and U.S. 68 is considered in the application.

Cherches said he could make no estimate as to when Part 2 of the application will be ready to file with the Atlanta office.

Approval of Part 1 of Parker-Bennett School Urban Renewal Project recently submitted is pending at the Atlanta office.

William Turner and Fain Weems field representatives from Atlanta, conferred here today with Cherches and Arch Daniel, project manager, on routine details of the projects.



(Daily News Photo)

LAND TRANSFERRED—Dr. Kelly Thompson, Western Kentucky University president, and Norman Lewis, Urban Renewal Commission chairman, (seated left to right) sign a deed conveying 8.05 acres of land to the university. Looking on (standing left to

right) are Arch Daniel, Urban Renewal manager, and John Milliken, attorney for the commission. The land will be used for the construction of a \$3.5 million athletic complex by the university.

For Athletic Complex

URC Conveys Land To WKU

The Urban Renewal Commission this morning conveyed 8.05 acres of land where Western Kentucky University will construct a \$3.5 million athletic complex to the university.

* * *

The purchase price for the land, the first section to be transferred from the 30-acre Jonesville Urban Renewal project, was \$54,361.

The deed was signed on behalf of the university by President Kelly Thompson and on behalf of the commission by its chairman, Norman Lewis.

The university's board of regents Thursday authorized Thompson to proceed with construction of the complex. It will include a 16,000 seat multipurpose stadium with 12 classrooms, 24 offices and necessary auxiliary facilities, a playing field, track, adjacent practice field, tennis courts and baseball field.

Bids on phase one of the project, which is the mechanical portion of the building, will be received Aug. 23 and bids for phase two, which includes general construction, lighting and other portions of the project, will be received Aug. 30.

* * *

Construction time for the first phase of the project is expected to be 18 months following the award of the contract and university officials hope the second phase will be completed at the same time.

The transfer price of the land was based on value set by assessors. It will generally be bordered by U.S. 68 and U.S. 231, a street formerly known as Hardin Avenue and the L&N Railroad right-of-way.

It is located immediately southwest of Diddle Arena.

Study 2 Urban Renewal Proposals

Development of two urban renewal areas for Bowling Green was discussed at a meeting here yesterday of federal and state officials with city officials and civic leaders.

Area No. 1 includes approximately 60 acres lying between Russellville Road and the Louisville & Nashville railroad from slightly west of Dogwood Drive on Western campus to Sumpter Avenue extended.

Area No. 2 is a tract of approximately 280 acres bounded by Kentucky Street to First Street, along the city limits boundary to Johnson Street and thence along a diagonal line to Main and Potter Streets thence on Main Street to Kentucky Street. The boundaries were set up as temporary and may be revised, city planner Charles Chermes said.

Progress of the city's approach to an urban renewal program was praised by Dixon Northcott, Atlanta, representative of a division of Housing and Home Finance Agency, at the luncheon meeting yesterday at Western Hills restaurant.

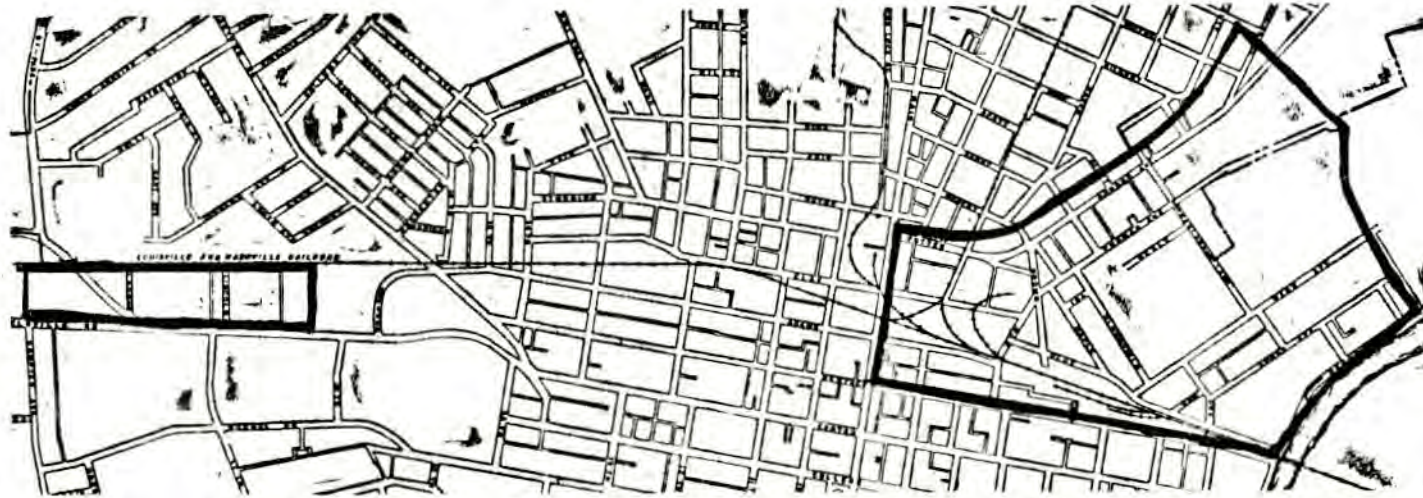
Approximately 70 per cent of the residences in area No. 1 are classed as substandard. Under the plan, these would be cleared and when the area is redeveloped it is expected to be taken over by Western Kentucky State College. Established businesses such as those included in Edgemoor Shopping Center and others would remain undisturbed.

The 65 householders would be offered an opportunity to relocate in other established districts.

The discussion included mention of the possibility of an overpass on U. S. 68 to replace the present underpass.

Cost to the city would be 25 per cent of the total cost with federal funds supplying the balance. The city would, however, be able to charge off of its 25 per cent accomplished and planned major improvements in the area which are estimated at some \$250,000. Surplus credit from this project could be applied on project No. 2.

In project No. 2 there are 450 to 500 residences, 25 per cent of which are substandard.



DESIGNATED URBAN RENEWAL AREAS in plans proposed for Bowling Green's initial two projects are shown bounded by heavy outline. Project No. 1 is a 60-acre strip between Russellville Road and the Louisville and Nashville railroad from near Dogwood Drive to Sumpter Avenue extended. Project No. 2 includes a 280-acre tract bounded by Kentucky Street, 1st Street and the north city limits to a

point on Johnson Street near Boatlanding Road and thence along a line running parallel to Gordon Avenue and Potter Street to Main Street, and Main to Kentucky Street. Development of this project would be accomplished in stages. Plans call for extension of Adams Street from 1st Street to Sumpter Avenue extended, to open up a north and south thoroughfare to relieve business traffic congestion.

PARK CITY BOWLING GREEN DAILY NEWS

107 YEAR — NO. 269

BOWLING GREEN, KENTUCKY, TUESDAY, NOVEMBER 14, 1961

10 PAGES

5 Cents; Weekly 35 Cents

accomplished. No public housing project is anticipated at this time.

Persons living in the areas would be allowed special low interest rates by the FHA for home building, and those who want to erect housing or business buildings in the area would be allowed special low interest rates as long as what they propose meets city standards. The project would be undertaken in stages.

Improvement of Potter Street, Gordon Avenue, erection of Parker-Bennett School, and proposed improvements for the area would be credited to the city's one-fourth of the cost of project No. 2.

A number of the studies needed for the program have been completed and others are in progress, Chermes said. To be completed within the next nine to 12 months will be a public improvements program, neighborhood analysis and a community facilities study. The city will be required to rework its electrical code and to adopt a building code and a housing code to meet requirements.

Application is expected to be filed by the city within the near future for the project, Churches said. After this is done, a planning study and survey will be made.

A major benefit of the project would be the opening of Adams Street as a north-south thoroughfare, thereby relieving traffic on congested north and south streets in the business district.

Attending the conference were Judge John M. Milliken, Councilmen Ray Buckberry, Eddie Henderson, Garnett Cohron, Elvis Smith and Harold Price; Planning and Zoning members Douglas Reach, chairman, Mrs. E. Wallace Barr, Archie Daniels and Robert Kirby, and Western representatives, Dr. Kelly Thompson, president, L. T. Smith, Billy S. Smith, Lon Slaughter, Dr. William Jenkins, A. J. Thurman and Owen Lawson; Phillip W. Hyatt, field representative for Kentucky and Tennessee for the urban renewal agency of Housing and Home Finance Agency, and Gene Hines, Frankfort, state urban development representative.

Questions Concerning Parker-Bennett Urban Renewal Project Are Answered By Officials

(Editors note: Announcement last week that the Parker-Bennett Urban Renewal Project plan has been forwarded to Atlanta for approval raises questions about the plan and its relation to city planning and growth. In this and a series of subsequent articles, Urban Renewal officials provide the answers to these questions.)

Why was the Parker-Bennett area chosen for the first development in the Northside General Neighborhood Renewal Plan?

The area was chosen for three general reasons. First, the substandard nature of many of the buildings and most of the streets has stunted the growth of the city in an area geographically well-suited for residential and commercial use. Second, some of the families need better housing. The residences and commercial buildings which are structurally sound and adequate need to be protected from becoming slum-like blighted. This smearing of buildings and facilities deprives the citizens of full use and the city of tax revenues which could be produced by the area. Third, the urgency is underlined by the possible loss of more than a million dollars in federal grants which are available if the plan is carried through now.

What is the relation of the Parker-Bennett project to overall planning?

The Parker-Bennett area is the largest of four segments in the Northside General Neighborhood Renewal plan. The principal contribution in renewing the Parker-Bennett area is the general upgrading of a portion of the community which is largely below good living. In the development, a major street improvement will be started. This is the beginning of improvements to 6th Street, which is planned to ultimately be a major connecting link between Fairview Avenue and the industrial complex on Power Street. The beginning of the planned improvements to 6th Street as an arterial highway are included.

The project is designed to provide a better travel route along the northern rim of the city.

What does the Parker-Bennett Urban Renewal Project plan offer?

The plan provides for the re-use of 161 acres as residential, commercial and industrial property by clearing substandard structures, raising some marginal buildings to standard and providing for standard structures, and the cleared areas good streets, sewer, electrical and water facilities.

When completed, the development may include 667 new and improved residential structures. These homes will have good facilities. A small park is to be located adjacent to the Parker-Bennett School. Almost five acres will be in sound commercial use and more than 19 acres available for industrial development. In addition to the portion already being used in this manner.

A major achievement will be the covering of Whiskey Run Sewer, which extends for more than one-half mile through the project area. This will eliminate a health menace in the entire community, remove an eye-sore, and actually result in the gaining of about 30 acres of usable land. If the city attempted to cover Whiskey Run Sewer alone, the cost which has been estimated at \$40,000, is almost double the city's contribution from general funds for the entire \$2.5 million dollar Parker-Bennett Project.

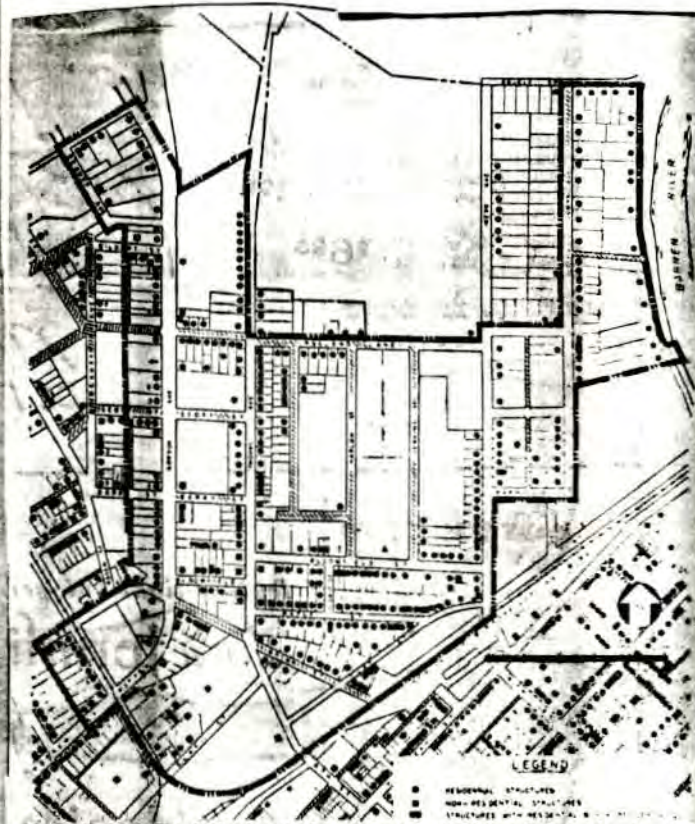
Next week, the effect of the plan and development on the Parker-Bennett Urban Renewal Project area residents and property owners will be discussed.

The following week, commission officials will present a detailed breakdown of project expenses and expected revenues.



AS IT WILL BE—New street plan for the Parker-Bennett Urban Renewal Project is shown above. Improvement of 6th Street, planned ultimately to be a major connecting link between Fairview Avenue and Laurel and the growing Power Street industrial center,

will begin in the Parker-Bennett project. The circular area is the Parker-Bennett School grounds and a park area. New zoning regulations include commercial, residential and industrial categories.



AS IT IS NOW—The Parker-Bennett School Urban Renewal Project area is outlined in heavy black as it now exists. Plans call for

sub-standard houses to be purchased and razed to make way for improved structures, new streets, sidewalks, lights and trees.

11/12/63

Extension Of Adams Street Hits Snag

A traffic survey report recommending extension of Adams Street "does not necessarily reflect the official position of the Highway Department," according to Commissioner Henry Ward.

In a letter to City Clerk Louise Phillips, Ward said the 1961 report by Wilbur Smith Associates currently is being reviewed by department engineers.

He said the report does not necessarily reflect the department's thinking for two reasons: it gave no consideration to the amount of money available to finance its recommendations and made no distinction among the responsibilities of cities, counties and states in administration of projects.

Ward's letter was in response to a General Council resolution asking the Highway Department to take immediate action to construct Adams Street to intersect with U.S. 231, as the state and federal government-sponsored study recommended.

Ward said engineers are studying the report "to determine where similarities and differences of thought with regards to the project."

April 21, 1965

EDITORIALS

Urban Renewal Is Not Just An Excuse For 'Negro Removal'

URBAN RENEWAL throughout the country is under attack not only from the right but from some liberals as well. One of the slogans of the latter is: "Urban renewal means Negro removal." Another is: "You shove out the poor to make houses for the rich."

The criticism from the right is of a different nature. For the most part it comes down to charges of government interference with "freedom" and with the use of the power of eminent domain.

It is the attack from the liberals that is the most damaging, however, for urban renewal is an instrument of reform that they created. How valid is their present criticism?

It is, for the most part, unjustified in the opinion of the authors of a piece in a recent issue of *The New York Times Magazine*. One is William Lee Miller, a professor at Yale and a New Haven alderman. The other is L. Thomas Appelby, former development administrator of New Haven, now serving as director of the urban renewal agency for Washington, D.C.

Taking New Haven as an example, they contend that those displaced by urban renewal are better housed today than before. They also point out that without urban renewal the problems of the destitute in what was one of New Haven's worst slum areas would not have become the visible responsibility of the community.

The statistics show that the overwhelming majority of people displaced by urban renewal in New Haven—the removed Negroes—have moved into better housing; that there are a lot fewer slums now than there were; and that the displaced families did not move to just another slum or ghetto.

The Matter Of Rentals

But are the relocated families paying higher rents than before? They are, but on the average they are paying only slightly higher rents and have far better housing. Some moved into low-income public housing, "where rents are pegged at 21.8 per cent of the family's gross income—usually less than they were paying before."

There is another factor: "... Many of the relocated families are on welfare, so that the change, one way or another, in rent has not affected their budget, since the rent is part of the grants."

As for those relocated in private housing, a study shows that 100 families most recently relocated into private housing in New Haven paid an average of 16.8 per cent of their incomes for rent before relocation and 20.3 per cent afterwards, which is below the 21.8 per cent the public-housing laws regard as standard.

Moreover, relocation has resulted in a better balanced distribution of the Negro population. New Haven relocation charts show that Negroes cluster only in the public-housing projects. Elsewhere, racial distribution is very mixed throughout the city.

"It is clearly apparent," the authors conclude, "that urban renewal does not make worse housing for the poor in New Haven, and that holds—despite particular exceptions and soft spots—for the nation as a whole ... Urban renewal has a greater potential for eliminating ghettos and segregated living than any other program yet devised—if a city uses it in the right way."

The trouble is some critics condemn all

urban renewal on the strength of a few failures. One complaint is that the use of the bulldozer has been unselective. In some instances this has happened. Yet, since 1954, there has been a growing emphasis on neighborhood conservation and on the rehabilitation of existing structures.

Urban renewal is a complicated program, requiring patience during the period between conception and execution. It should not be sold as a panacea for all of our urban ills, as public housing once was. Even so, though public housing did not work miracles, who can honestly say we would have been better off without it? It served—and serves—a useful purpose.

Urban renewal, then, is just one tool in the effort to create a more livable environment, but it is an indispensable one. Its liberal critics should be working to make it a more effective tool rather than trying to discredit the entire program with catch slogans and the fantasies of slum romantics.

Expanding Colleges Schools in Cities Push Urban Renewal Plans To Get Needed Space

New Federal Incentives Spur Trend; Rutgers, Duquesne Among Those in Program

But Some Merchants Protest

BY STANLEY W. PENN

Staff Reporter of THE WALL STREET JOURNAL

The Newark branch of Rutgers, New Jersey's state university, occupies a group of old buildings that once were used for such non-academic purposes as brewing beer, housing horses and making razor blades.

Within three years, if no snags develop, all this will change. The Rutgers unit will move into new buildings on a spacious campus in the heart of what is now a rundown area near Newark's central business district.

This dramatic transformation will be started soon when the city uses its powers of acquisition to buy up residential and commercial buildings from the owners of the seven-block section. The structures will be torn down and the cleared property resold to Rutgers at a considerable loss to the city. However, Newark's deficit will largely be covered by a Federal subsidy under the Government's urban renewal program.

Needed: Elbow Room

The Rutgers case is by no means an isolated one. Colleges and universities are becoming increasingly involved these days in urban renewal projects to get more elbow room and to upgrade their immediate surroundings. While in some cases these institutions are in small communities or are in sections critics charge can be adjudged substandard only by the strictest application of the law, more often they are in plainly deteriorated neighborhoods of large or medium-sized cities.

The schools' interest in urban renewal is the result of two worsening problems: Insufficient space to meet mounting enrollments, and the encroachment of slums which frequently create physical dangers for teachers and students and almost always deprive the institutions of the decent adjacent housing required to attract and hold a high-quality faculty.

Expansion of urban campuses and redevelopment of their immediate surroundings have given rise to some sticky problems. Demolition of old buildings provokes cries of outrage from apartment dwellers and businessmen who are forced to move. Some cities find, to their dismay, that the land-buying programs of the urban institutions are creating new municipal tax woes because property is going off the tax rolls for tax-exempt educational use. A study recently made for Boston warns that city its ability to provide services for its citizens is being impaired by the "uncontrolled expansion" of its tax-exempt institutions.

Absorbing Resale Losses

Under the Federal Housing Act of 1949, Uncle Sam pays two-thirds of the loss cities suffer in purchasing private property for slum clearance and rehabilitation and reselling it at a writedown to developers. The cities themselves absorb the rest of the loss, sometimes with state help. Until recently redevelopment projects took in mostly residential and some commercial areas.

Under pressure from academic interests, Congress wrote a provision into the law in 1959 giving cities financial incentives to launch urban redevelopment projects in college areas. These incentives were liberalized in 1961.

The provision grants a university book-keeping "credits" for money it has spent on its own behalf for physical expansion over a seven-year period preceding the designation of the school area as an urban renewal site. Here's how the provision works to benefit a university and the city where it's located:

Assume a school has spent \$10,000 on improvements over a seven-year span. Then an area adjacent to the school is designated as an urban renewal site for expansion of the school. Ordinarily, the city would sustain one-third the loss in purchase of the property and its resale at a writedown to developers. But the new provision permits the city to apply the \$10,000 spent by the school as a "credit" to help offset the city's loss. Under the law, the money the city saves through use of the "credit" is offset by added Federal funds.

In Pittsburgh, Duquesne University is expanding through an urban renewal project. The city will use the school's credits to reduce its financial loss from \$2.5 million to \$2.2 million.

Incentive Program Grows

The University of Chicago, Wayne State University in Detroit and the University of Pennsylvania in Philadelphia are among roughly 75 colleges or universities involved in urban renewal projects, planned or in execution, where the cities will apply credits to defray costs. Two years ago only four projects involving credits had been approved.

Edward T. Lagonegro, mayor of Elmira, N.Y., is strongly backing an urban renewal project for Elmira College. The reason: "The city won't have to put up a thing," according to the mayor's calculation of the school's accumulated credits.

The problem of expansion faces nearly every school today. Enrollment in universities and colleges last fall rose 17% from 1960. Compared with 1960, it's expected the number of students will jump more than 40% by 1965 and over 93% by 1970.

To meet the enrollment growth the schools must build and this requires more land. But in urban areas land is expensive and the Federal urban renewal program provides substantial relief. James Kelso, a member of the urban renewal committee of the American Council on Education and an official of the Massachusetts Institute of Technology, estimates Greater Boston schools would have to spend \$10 to \$15 a square foot for land bought in the open market, while the cost to the school is only \$1.25 to \$1.50 a square foot when purchased from the city through an urban renewal project.

New York City's Fordham University, sorely in need of more breathing space for its

Please Turn to Page 10, Column 3

Expanding Colleges: They Push Deeper Into Urban Renewal Plans

Continued From First Page

Manhattan branch, acquired from the city 7.5 acres of valuable real estate for a campus in an urban renewal area on Manhattan's west side. Fordham's neighbors in the project include the Lincoln Center for the Performing Arts, under construction, and a middle income housing project. For this site Fordham spent \$3.3 million, far less than if it had bought the parcel directly from the individual owners.

Why should a city absorb part of the bill for the expansion of a local college or university? Aside from the people and payroll the schools bring in, they may make sound contributions to a city's economy. Engineering and research work carried on by Harvard University and MIT in Greater Boston are credited with drawing millions of dollars of research and development contracts to those schools. Some cities also find that university centers lure industry, particularly growth industries depending heavily on research and new technology.

Wilkes College (enrollment: 1,560) of Wilkes-Barre, Pa., is in the midst of an expansion program aimed at stimulating economic activity in that area of high unemployment. On a 3.5-acre urban renewal site, the school plans to put up a 250-unit dormitory and a cafeteria, in conjunction with a projected scientific research center and a graduate center for chemistry and physics. The school was awarded a \$400,000 grant from the Area Redevelopment Administration for construction of the research center, contingent on the school's raising \$500,000 for the graduate center. A little over \$350,000 has been raised so far.

Attracting Industry

Eugene Farley, president of Wilkes College, says the centers should "help revitalize the city" by attracting research-oriented industry. He notes that Radio Corp. of America already has come into the area.

An RCA spokesman agrees the proposed research centers were an inducement in getting the company to build a transistor plant in that section not long ago. "High grade engineers are in great demand," the spokesman says, "and one way for a company to hold on to them is to see they have the facilities to work on their doctorates."

Julian Levi, assistant to the president of the University of Chicago, believes the growth of scientific research at colleges and universities has made it mandatory that surrounding areas offer decent housing. His explanation: Researchers like to live near their laboratories so they can drop in at odd hours or when an inspiration hits them and do some work. Thus they are reluctant to take positions with schools in deteriorated areas.

The Chicago school has been instrumental in revitalizing the Hyde Park-Kenwood section, where it is situated. New private housing has been built and the university has bought and rehabilitated old dwellings with the result that many more students and teachers are living in the section than did so 10 years ago.

Columbia a Big Landlord

In the past year, Columbia University has bought 10 buildings in the school's Morningside Heights section of Manhattan for use as student and faculty housing. Columbia now owns about 50 such buildings in the area at a cost of \$17 million.

But non-university residents in an urban renewal area may react with hostility toward university expansion. Some Pittsburgh merchants, for example, have expressed concern that a planned urban renewal project in the Oakland section of that city is a device to oust them and turn the land over to the University of Pittsburgh. The university, owner of 110 acres in the 572-acre area, got together with some other institutions in the section to form Oakland Corp., which proposes to develop and preserve the district as a "cultural center."

In Philadelphia, the University of Pennsylvania hopes to break down any possible resistance to an urban renewal project it will launch shortly in its West Philadelphia district by scheduling for renewal first a section whose redevelopment is intended to bring economic benefits to the neighborhood. The first section is planned as a focal point for a new research center, commercial facilities and new housing, also, Presbyterian Hospital, based in the area, is due to be enlarged.

"The research center alone should generate 5,000 new jobs," says Leo Molinaro, executive director of West Philadelphia Corp., a non-profit group formed by the university and other institutions in the area to push for redevelopment.